

Identification of Area 10

Name or Designation:

Lake City, Shoreline, Lake Forest Park and Northgate

Boundaries:

The area is bound on the north by the county line (North 205th Street), to the west by Puget Sound, and to the east by Lake Washington and the City of Lake Forest Park boundary. The south boundary in Shoreline is 145th Street. In Lake City the southern boundary is approximately NE 107th St. Included is Northgate and properties north to NE 145th and south to NE 100th St.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Shoreline is primarily a residential area with commercial districts in the Aurora Corridor and North City. Lake City is heavily developed with multiple residences and a shopping area along Lake City Way. Northgate is the area's largest regional shopping mall. The center attracts consumers from the metropolitan Seattle area to Everett. Northgate has the highest concentration of office space in North Seattle.

The economic conditions for this area have been good. North-end sales consist of many owner/occupied and user activity, while new investors are entering the area. Sales in North Seattle are steady and quality properties are still receiving multiple offers. Capitalization rates are stable ranging from 6% to 9%. The average non-residential packages generate 8% or lower rates. Due to the current rate of inflation, low interest rates and the over-all belief of the stability of the value of real estate, investment in commercial properties is considered to be desirable. Vacancies are stabilized for multiple residences. There is still a huge demand for multiple unit and townhouse sites. The improvements to Aurora Avenue North in the City of Shoreline appear to be beneficial to the business climate.

Northgate is being transformed with many other changes slated for the future. Controversial plans for high density development are in the process of becoming a reality. There are plans to renovate the Northgate Shopping Center and to develop the south parking lot with high density housing units and retail space. There is also decent demand for smaller spaces along Aurora and Lake City. There are currently plans to renovate the North City district's business area. New progress is noted in construction and road improvements.

A portion of area 10-40 (Shoreline) was physically inspected this year.

The five neighborhoods in area 10:

Lake City (10-10) The majority of commercial properties run along Lake City Way. This sub-area has some topography problem areas consisting of wetlands and steep slopes along the southern boundary of the Area. There are older retail and office buildings. New mixed-use buildings are under construction as well as a new condominium.

Northgate (10-20) This sub-area runs along I-5 and has easy access to downtown Seattle. It is comprised primarily of newer office and retail areas. New development is expected in the south parking lot of Northgate Mall. The area has been designated an “urban village” by the City of Seattle and is slated for more dense development. A new community center and library is currently under construction.

Shoreline (10-40) The City of Shoreline incorporated in August 1995. A large commercial district runs along Aurora from N 145th St. to the County Line (N 205th St.). Aurora Village district was located in this sub-area and has been leveled and rebuilt with a Costco, Home Depot and other line retail. Top Foods has constructed a new store at 175th and Midvale, on the old U & I store site. Walgreens has developed a second site in the area at North 176th and Aurora. The strip is home to several card rooms, casinos and automobile dealerships.

Renovation of the business along 15th Ave N.E. in North City is under way. The goal is to establish pedestrian-oriented shopping streets with high-density residential units above retail. A new multiple residence is under construction at NE 180th St. There has been a great deal of pressure on Shoreline for housing development.

Shoreline/Aurora corridor widening is almost complete with sidewalks, landscaping, and underground utilities. A pedestrian/bicycle trail in the Interurban right of way, which parallels Aurora, is under construction. This trail is part of a 30- mile trail that runs to Everett.

Lake Forest Park (10-50) Commercial districts run along Bothell Way NE and Ballinger Way. There are a few view sites on commercially zoned parcels. City officials have worked on merging three different zoning codes, the King County Code, a changed King County Code, and the City of Lake Forest Code. The Town Center Complex is doing well with little vacancy.

Preliminary Ratio Analysis:

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement of the COV from 16.45% to 10.84%.

Scope of Data

Land Value Data:

Vacant sales from 01/01/03 through 01/01/06 (at a minimum) were given primary consideration for valuing land.

Improved Parcel Total Value Data:

Improved sales from 01/01/03 through 01/01/06 (at a minimum) were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

Land Value

Land Sales, Analysis, Conclusions:

Vacant sales from 01/01/03 through 01/01/06 (at a minimum) were given primary consideration for valuing land. The majority of the vacant land sales were for the development of multi-family dwellings.

The majority of the parcels are located in older established neighborhoods. The values tend to decrease as you reach the northern boundaries. Area 10 has excellent access to the Downtown area, I-5 and the University of Washington. It has major shopping centers located in Northgate and Aurora Village.

Zoning, traffic flow and ease of access were considered in the valuation process. During and after the model development, field inspections were completed to review models as necessary. A list of vacant sales used to develop the land model and those considered not reflective of market value are included in the following sections.

Recent purchases indicate accelerating values of neighborhood commercial land in the north end. Such land in the Lake City area was verified to be at least worth \$35/square foot. The Aurora corridor had fewer solid indicators of inflation, but the parcels here are considered to be worth at least \$35/square foot and tend to fall in the \$40-\$45/square foot range of value. It is difficult to predict how the improvements that are planned for this area will affect future value. The Northgate area has sales indications of \$45 to \$60/square foot.

North Seattle has seen a rapid inflation of value in multiple-residence zoned land. Demolition of older single family residences on L-2 and L-3 zoned land is becoming commonplace. It appears that economic pressure on the central core of the Seattle housing market is making areas like Lake City and Shoreline more attractive to buyers. Most evident is the popularity of new townhouse arrangements. Attractively priced in the early-\$300,000 range, first-time and middle class buyers find affordable housing not available in the city center. The lots for these homes are subdivided into 2000 square foot or less sites. Three years ago, these types of multiple zoned sites would sell for \$25-\$35/square foot. Now they command \$40+/square foot. It is anticipated that multiple-residential sites will continue to appreciate in value.

Shoreline (area 10-40) and Lake Forest Park (area 10-50) have adopted unified zoning codes. Lake Forest Park merged three different zoning codes due to annexations. A small area A-1 (Perkins Way from 26th Ave NE to 23rd Ave NE) has been added to the Lake Forest Park city zoning.

The recommended land value for the 2006 assessment year results in an average total change from the 2005 assessment of +37.43%. The total land assessed value for the 2005 assessment year for Area 10 was \$ 1,121,030,200 and the total recommended land assessed value for the 2006 assessment year for Area 10 is \$ 1,540,680,950.

Vacant Land Model:

Land values were estimated on a price per square foot of land area based on the Sales Comparison Approach. Location, zoning, and development potential were the primary variables considered in the valuation process. Consideration was given for especially favorable and unfavorable location and for unique site factors such as slopes and drainage. A general overall increase in land values is recommended to improve uniformity, assessment levels and reflect the increase in the North Seattle real estate market.

ZONING	10-10 LAKE CITY	10-20 NORTHGATE		10-40 SHORELINE	10-50 LAKE FOREST PARK
L2, L3,L4	\$35-\$45 Sq. Ft.	\$45-\$55 Sq. Ft.			
C1-40,C1-65,C2-65, NC1-30, NC1-40, NC1-65, NC2-30, NC2-40, NC2-65, NC3-40, NC3-65, NC3-85	\$35-\$40 Sq. Ft.	\$40-\$50 Sq. Ft.			
R12, R18				\$10-\$30 Sq. Ft.	
R24, R-48				\$10-\$25 Sq. Ft.	
CB, NB				\$30-\$50 Sq. Ft.	
RM3600 RM2400					\$12-\$17 Sq. Ft.
RM 900, RM 1800					\$15-\$25 Sq. Ft.
NB, CC,TC					\$15-\$25 Sq. Ft.

Improved Parcel Total Values

Sales comparison approach model description:

Sales for the North Seattle Area were verified by each individual appraiser and entered into the Real Property Sales application. Verification consisted of contact with Buyer, Seller or Broker if possible or information from the COMPS InfoSystem, Inc., real estate sales verification service. At the time of sale, information on vacancy and market absorption rates, current and anticipated rents, and the competitive position of the property were also gathered. Sales were then compared to similar properties for valuation.

Cost approach model description:

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration:

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

Income capitalization approach model description:

The income capitalization approach was considered for properties using economic rental rates taken from published sources, landlords, tenants, and rental rate opinions from various Real Estate professionals active in specific areas. Rental surveys were also taken on specific properties. Expense ratios were estimated based on industry standards and familiarity of each areas rental expense. Capitalization rates were determined by personal analysis of the sales in each area and industry average rates of return. The following table outlines specific income parameters.

PROPERTY TYPE	TYPICAL RENT RANGE	OVERALL RENT RANGE	EXPENSE	OAR RANGE
Retail, Discount Store, Mixed Use Retail, Supermarket	\$9.00 to \$16.00	\$8.50 to \$28.00	10%	8% to 9%
Offices Medical Offices Under 15000sq.ft.	\$9.00 to \$16.00	\$8.50 to \$18.00	15-30%	8% to 9%
Offices Medical Offices Over 15000sq.ft	\$14.00 to \$18.00	\$13.00 to \$24.00	10-30%	8% to 9%
Industrial Warehouse	\$6.00 to \$9.00	\$5.00 to \$10.00	10%	8% to 9 %
Garage/Auto Repair	\$8.00 to \$12.00	\$8.00 to \$16	10%	8% to 9%
Basement Finished Storage Building	\$5.40 to \$6.00	\$5.00 to \$8.00	10%	8% to 9%
Restaurant	\$10.00 to \$18.00	\$9.00 to \$28.00	10%	8% to 9%
Warehouse Office Mezzanines Office	\$9.60 to \$11.40	\$9.00 to \$12.00	10%	8% to 9%

The stabilized vacancy rate for all property types in Area 10 was considered at 5%.

Income approach calibration:

The models were calibrated after setting base rents by using adjustments based on size, effective age, and quality of construction.

Model Validation

Total Value Conclusions, Recommendations and Validation:

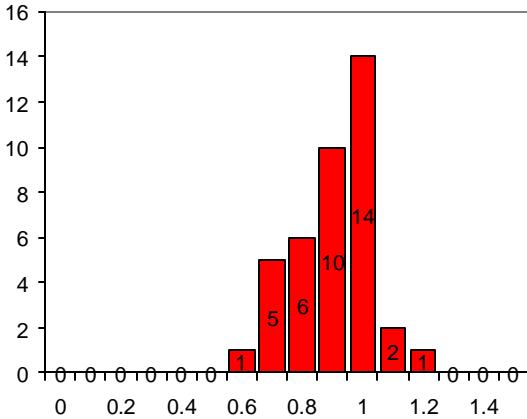
Appraiser judgment prevails in all decisions regarding individual parcel valuation. A value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 16.21 % to 10.53 % and the C.O.D. from 13.46 % to 8.23 % which reflects a marked improvement from previous values. In addition the resulting assessment level is 1.00% and falls within IAAO performance guidelines. These figures are presented in the 2005 and 2006 Ratio Analysis charts included in this report.

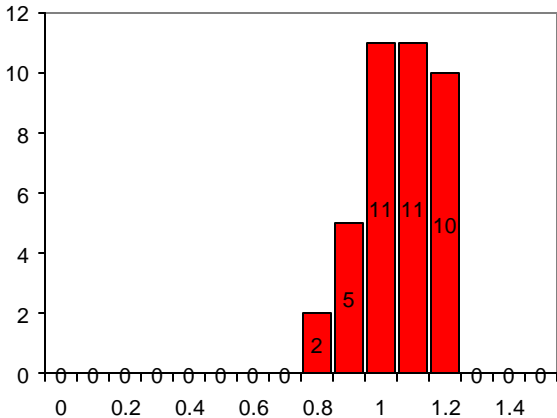
The total value for the 2005 assessment year for Area 10 was \$ 1,893,635,000. The total recommended assessed value for the 2006 assessment year is \$ 2,376,542,623

Application of these recommended values for the 2006 assessment year results in a change from the 2005 assessments of +25.50%. This increase is due partly to upward market changes over time and the previous assessment levels.

Area 010
Shoreline, North City, Lake Forest Park, Lake City
2005 Assessment Year

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
North Crew	1/1/2005	4/17/2006	1/1/03 - 01/01/06		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
10	MJOL	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	39	<div>Ratio Frequency</div> 			
Mean Assessed Value	1,926,400				
Mean Sales Price	2,131,800				
Standard Deviation AV	3,470,889				
Standard Deviation SP	3,611,457				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.860	<div>These figures reflect the 2005 assessment level of improved sales compared to current market sales.</div>			
Median Ratio	0.869				
Weighted Mean Ratio	0.904				
UNIFORMITY					
Lowest ratio	0.5204				
Highest ratio:	1.1991				
Coefficient of Dispersion	13.38%				
Standard Deviation	0.1415				
Coefficient of Variation	16.45%				
Price-related Differential	0.95				
RELIABILITY					
95% Confidence: Median		<div>These figures reflect the 2005 assessment level of improved sales compared to current market sales.</div>			
Lower limit	0.805				
Upper limit	0.957				
95% Confidence: Mean					
Lower limit	0.816				
Upper limit	0.904				
SAMPLE SIZE EVALUATION					
N (population size)	871				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1415				
Recommended minimum:	31				
Actual sample size:	39				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	19				
# ratios above mean:	20				
z:	0				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

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2006 Assessment Year

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
North Crew	1/1/2006	4/17/2006	1/1/03 - 01/01/06
Area	Appr ID:	Prop Type:	Trend used?: Y / N
10	MJOL	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	39	<div>Ratio Frequency</div> 	
Mean Assessed Value	2,149,400		
Mean Sales Price	2,131,800		
Standard Deviation AV	3,711,827		
Standard Deviation SP	3,611,457		
ASSESSMENT LEVEL			
Arithmetic mean ratio	1.004	<div>These figures reflect the 2006 assessment level of improved sales compared to current market sales.</div>	
Median Ratio	1.015		
Weighted Mean Ratio	1.008		
UNIFORMITY			
Lowest ratio	0.7696		
Highest ratio:	1.1596		
Coefficient of Dispersion	8.36%		
Standard Deviation	0.1088		
Coefficient of Variation	10.84%		
Price-related Differential	1.00		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.987		
Upper limit	1.053		
95% Confidence: Mean			
Lower limit	0.970		
Upper limit	1.038		
SAMPLE SIZE EVALUATION			
N (population size)	871		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1088		
Recommended minimum:	19		
Actual sample size:	39		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	19		
# ratios above mean:	20		
z:	0		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Improvement Sales for Area 010 with Sales Used, 04/17/2006

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	040	012603	9434	2,160	2150775	\$425,000	08/26/05	\$196.76	DENTAL CLINIC	R48	1	Y	
010	050	032604	9094	4,291	2169148	\$445,000	11/14/05	\$103.71	KOEHLER OFFICE BUILDING	NB	1	Y	
010	020	082000	0030	3,264	2058806	\$530,000	07/12/04	\$162.38	OFFICES	NC3-40	1	Y	
010	020	082000	0048	6,646	1986238	\$1,100,000	08/20/03	\$165.51	VETERINARY CLINIC	NC3-40	2	Y	
010	010	145360	0520	3,055	2113381	\$535,000	03/31/05	\$175.12	ADSISTOR TECHNOLOGY	C1-65	1	Y	
010	010	145360	1143	6,336	1976985	\$735,000	07/21/03	\$116.00	LAKE CITY PROFESSIONAL BLDG	NC3-65	1	Y	
010	020	204450	0304	4,356	2078043	\$635,000	10/15/04	\$145.78	THE SPOT TOO TAVERN	L-3 RC	2	Y	
010	040	222290	0100	7,179	2178507	\$930,000	12/21/05	\$129.54	ST STEPHENS LUTHERAN CHURCH	R6	1	Y	
010	040	222730	0020	5,964	2165378	\$783,000	10/26/05	\$131.29	off and parking	RB	1	Y	
010	040	263690	0185	13,236	2074182	\$2,000,000	09/28/04	\$151.10	FELCO LEASE ET AL	CB	2	Y	
010	040	263690	0250	3,658	2035311	\$505,000	04/19/04	\$138.05	Mixed Use (Apartments w/office)	CB	1	Y	
010	010	282604	9046	3,800	1968192	\$477,500	06/23/03	\$125.66	LAMPSHADES GALORE	C1-40	1	Y	
010	010	282604	9090	3,429	2082114	\$525,000	10/29/04	\$153.11	RILEY GROUP	C1-40	1	Y	
010	010	282604	9097	4,232	2003645	\$363,332	11/14/03	\$85.85	EXPRESS LOANS	C1-40	1	Y	
010	020	292604	9094	46,806	2115137	\$8,300,000	04/14/05	\$177.33	OFFICE -	NC3-85	1	Y	
010	020	292604	9266	27,817	2067868	\$4,100,000	09/03/04	\$147.39	FIFTH AVENUE MEDICAL CENTER	NC3-65	1	Y	
010	020	292604	9468	101,468	1999173	\$17,650,000	10/30/03	\$173.95	SHOPPING CENTER RETAIL STORE	NC3-40	1	Y	
010	020	292604	9490	83,361	2026413	\$12,209,552	03/25/04	\$146.47	NORTHWAY WEST BLDG	NC3-85	1	Y	
010	040	329370	0085	14,439	2021164	\$2,120,000	02/27/04	\$146.82	7-11 RESTAURANT & LINE RETAIL	RB	1	Y	
010	040	367050	0140	0	2060995	\$380,000	08/04/04	\$0.00	BAY CITY CLEANERS	NB	1	Y	
010	010	383400	0560	5,445	2029433	\$1,250,000	03/23/04	\$229.57	office	C1-65	2	Y	
010	040	402410	0181	10,539	1955631	\$975,000	04/29/03	\$92.51	ST VINCENT DE PAUL STORE	NCBD	1	Y	
010	040	402410	1340	9,240	2168551	\$1,000,000	11/10/05	\$108.23	AUTOCRAFT COLISSION CENTER	NCBD	1	Y	
010	010	407480	0085	4,660	1948415	\$690,000	03/26/03	\$148.07	SAND POINT AUTO REPAIR	NC1-30	1	Y	
010	040	530610	0015	18,577	2130879	\$1,750,000	06/11/05	\$94.20	SPARKYS BAR & GRILL	RB	1	Y	
010	040	530610	0041	3,956	2154639	\$598,000	08/31/05	\$151.16	WHSE/office=mixed use	RB	1	Y	
010	040	616390	0111	2,840	2145493	\$405,000	08/07/05	\$142.61	retail/daycare	NB	1	Y	
010	020	617330	0020	875	2094953	\$230,000	01/04/05	\$0.00		L-3	1	Y	
010	020	641360	0295	79,515	2142339	\$9,000,000	07/15/05	\$113.19	CHRIST CHURCH HIGH SCHOOL	SF 7200	1	Y	
010	020	641410	0350	5,200	2012997	\$550,000	01/14/04	\$105.77	ED BOULTON INSULATION	NC3-40	1	Y	
010	040	663290	0070	6,308	2013140	\$1,093,310	01/08/04	\$173.32	NORTH SEATTLE TRANSMISSION	NB	1	Y	
010	050	674470	1581	17,020	2049476	\$2,075,000	06/23/04	\$121.92	VACANT OFFICE	C.C.	3	Y	
010	040	688590	0030	1,644	2032713	\$550,000	03/30/04	\$334.55	WILLWAY AUTO SALES	RB	1	Y	
010	040	728390	0420	5,764	1971403	\$591,888	07/01/03	\$102.69	LAW OFFICE	RB	1	Y	
010	040	728390	0440	4,061	2057439	\$584,700	07/16/04	\$143.98	DENTAL CLINIC	O	1	Y	
010	040	741770	0260	11,542	2173774	\$1,800,000	12/06/05	\$155.95	STATE FARM INSURANCE	CB	1	Y	
010	010	890250	0385	4,800	2173023	\$790,000	11/24/05	\$164.58	BOW-WOW IMPORTS	C1-40	1	Y	
010	040	931030	0075	24,599	1965820	\$3,500,000	06/16/03	\$142.28	FLEISCHMAN RETAIL CENTER	RB	1	Y	
010	010	955320	0035	4,108	1982587	\$960,000	08/20/03	\$233.69	NORTHEAST VET HOSPITAL	NC1-30	1	Y	

Vacant Sales for Area 010 with Sales Used, 04/17/2006

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0042	17,000	1999323	\$390,000	10/28/03	\$22.94	T-DEE APPLIANCE	C1-40	1	Y	
010	010	145360	0680	10,895	2000066	\$390,000	10/29/03	\$35.80	R/C SFR TEAR DOWN AFTER SALE	L-2	1	Y	
010	010	145360	1145	31,355	2020549	\$1,035,000	02/26/04	\$33.01	SALVATION ARMY STORE PARKING	NC3-65	2	Y	
010	010	145360	1840	14,000	2140514	\$602,500	07/18/05	\$43.04	SWANBERG REALTY	C1-40	1	Y	
010	010	145360	1860	13,900	2096185	\$500,000	01/12/05	\$35.97	MR WEAVER'S USED CARS	C1-40	2	Y	
010	010	256830	0310	25,183	2130141	\$790,000	06/06/05	\$31.37	teardown	C1-40	2	Y	
010	010	344800	1400	5,808	2136396	\$420,000	06/25/05	\$72.31	R/C DUPLEX (TEAR DOWN SALE)	L-3	1	Y	
010	010	382170	0178	7,800	1969464	\$235,000	06/25/03	\$30.13	RESIDENCE	C1-65	1	Y	
010	010	510140	5885	7,062	1951341	\$120,000	04/10/03	\$16.99	MEADOWBROOK CREEK BED (HOLE)	C1-40	1	Y	
010	010	510140	5905	7,740	2043439	\$350,000	05/27/04	\$45.22	Teardown	C1-40	1	Y	
010	010	882290	1070	6,600	2067065	\$325,500	08/26/04	\$49.32	FOUR PLEX (TEAR DOWN SALE)	L-3	1	Y	
010	010	882290	1210	6,600	2097223	\$437,500	01/19/05	\$66.29	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
010	010	890200	0200	10,100	1984217	\$302,300	08/27/03	\$29.93	VACANT LAND	L-3	1	Y	
010	010	890200	0209	10,083	1986109	\$190,000	09/03/03	\$18.84	VACANT LAND	L-2	1	Y	
010	020	082000	0035	7,560	2014163	\$369,800	01/20/04	\$48.92	VILLAGE HAIR SHOP/SFR	NC3-40	1	Y	
010	020	113300	0215	18,200	2073806	\$755,000	09/27/04	\$41.48	JIM & RALPH'S TOWING	NC3-40	1	Y	
010	020	202604	9126	8,080	2029166	\$320,000	04/01/04	\$39.60	R/C SFR (TEAR DOWN AFTER SALE)	L-3	1	Y	
010	020	292604	9202	27,443	2096202	\$1,500,000	01/14/05	\$54.66	Teardown	L-2	1	Y	
010	020	292604	9307	32,715	2102706	\$1,472,000	02/11/05	\$44.99	VACANT	NC3-65	1	Y	
010	020	302604	9051	58,125	2100572	\$2,599,000	01/12/05	\$44.71	BARNABY'S RESTAURANT	NC3-40	1	Y	
010	020	663230	0630	44,798	2155916	\$2,400,000	09/20/05	\$53.57	office	MR	1	Y	
010	020	679810	0660	8,406	1943207	\$415,000	03/03/03	\$49.37	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
010	030	614560	0025	7,688	1991116	\$290,000	09/26/03	\$37.72	Teardown	L-2	2	Y	
010	040	012603	9424	19,587	1946474	\$550,000	03/21/03	\$28.08	Future Richmond Cove Condo	NB	2	Y	
010	040	072604	9120	14,544	2104418	\$600,000	02/18/05	\$41.25	DANCE WORKSHOP	RB	1	Y	
010	040	072604	9121	7,742	2081994	\$430,000	10/25/04	\$55.54	DIAMOND DESIGN	RB	1	Y	
010	040	182604	9367	34,600	1966811	\$1,038,000	06/20/03	\$30.00	A & W	RB	1	Y	
010	040	222790	0032	14,560	2114300	\$455,000	04/06/05	\$31.25	R/C SFR (TEAR DOWN SALE)	R24	1	Y	
010	040	222790	0071	3,310	1963041	\$250,000	05/30/03	\$75.53	SFR (Tear Down After Sale)	R12	1	Y	
010	040	282710	0073	10,810	2092648	\$330,000	12/22/04	\$30.53	VACANT LAND	RB	2	Y	
010	040	329370	0081	25,993	1954443	\$860,000	04/08/03	\$33.09	vacant land	RB	2	Y	
010	040	530610	0010	13,072	1971561	\$288,000	07/06/03	\$22.03	MCDONALDS NORTH END TRS UNREC	RB	1	Y	
010	040	663290	0151	11,533	2144001	\$558,000	07/27/05	\$48.38	VAC OFFICE	NB	2	Y	
010	040	727610	0161	3,214	2180328	\$215,000	01/05/06	\$66.89	R/C SFR (TEAR DOWN SALE)	R12	1	Y	
010	040	741770	0300	39,500	1989067	\$875,000	08/28/03	\$22.15	SEATTLE SERVICE - ASPH PAVING	RB	1	Y	
010	050	674470	0060	17,380	2109019	\$560,200	03/13/05	\$32.23	PASTA LA VISTA	C.C.	1	Y	
010	050	674470	0080	21,300	2011310	\$425,000	12/24/03	\$19.95	STORAGE BLDG	C.C.	1	Y	